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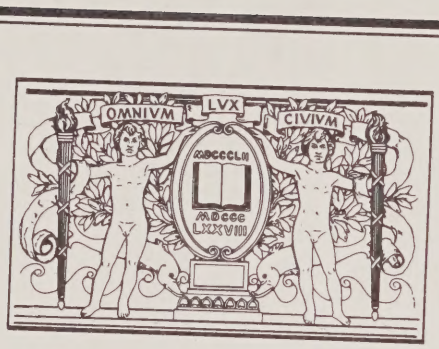

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BOSTON'S RECENT PERFORMANCE AND PROSPECTS FOR THE FUTURE; THE OUTLOOK FOR DEMAND AND SUPPLY OF OFFICE SPACE, HOTEL ROOMS AND HOUSING

Presentation to the
Fan Piers Citizens Advisory Committee,
March 29, 1985

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and
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Summary

Boston's economic transformation favoring communications, money management, higher education and medicine, and business and professional services, has spurred new records in employment growth and development, and, more recently, a reversal of years of population decline. More than that, recently reported comparisons reveal that Boston's performance is unique among the nation's cities, indicating Boston is special. Boston's future is bright, with a very positive horizon for economic growth and population revival. Job gains for the 1985-95 decade are projected at 100,000+ (an increment of 17 percent), including increases of 56,000 in office employment, 10,500 in manufacturing, 9,000 in retail trade, and 5,400 in hotels. Private development investment in the 1985-95 years will accommodate the growth in the economy with a projected $6 billion of new construction, exceeding last decade's record level. Development projects underway, scheduled and planned for completion in the four-year period 1985-88, total $2.6 billion. Projections of market demand for the 1985-95 decade reveal a need for 13 million square feet of new office space, 7,000 new hotel rooms, and 35,000 to 50,000 housing units, including 26,000 net new dwellings. In the case of office space and hotel rooms, the potential supply flowing from developer proposals is very strong, suggesting good prospects that there would be an adequate reservoir of supply to satisfy requirements, and that the development monitoring process could enhance the achievement of city and neighborhood goals. In the case of housing, however, adequate supply prospects have yet to emerge, and the outlook is one of a worsening housing shortage crisis.

Economic Transformation and Growth

Major indexes of growth and development attest to the outstanding recent and current performance of the Boston economy. Employment has been rising since 1976, with a gain of 80,000 jobs. A development investment boom has been underway since 1979, with private development construction totalling $3.5 billion, in the 1979-84 period (measured in 1983 dollars). A modest growth in population has emerged since 1980, reversing 30 years of decline. New development is now the principal contributor to municipal revenue growth, and contributed $22 million to the tax levy rise for FY1985. Property values have been rising spectacularly, with Class A office rentals increasing from $10 a square foot, in 1977, to $30 in 1984, and hotel room rates rising from an average of $40, in 1979, to $80 in 1984. And, in comparison with the 1976-84 period of revival of the Boston economy, the year 1984 set new records, with double the rate of employment growth (20,000) and double the square footage development investment completions, more than double the rate of new office space coming on to the market, matched by a more than doubling of the rate of space absorption, and double the rate of new hotel room openings (1,145 new rooms in 1984) while achieving higher levels of hotel occupancy (70 percent).

The structural transformation of the Boston economy, favoring a broad range of those money management and services activities expanding most exceptionally, has been the principal engine driving Boston's growth has been accommodated by an extraordinary flow of investment. While the process of transformation began a century ago, employment growth and development construction

accelerated in the last decade, and especially in the last several years.

Though Boston had lost population steadily with suburbanization and the loss of blue-collar jobs in the 2½ decades following 1950, a new wave of population and household growth has emerged in the last ten years, breathing new life into the City's neighborhoods, with rising pressure on an inadequate supply of housing, creating a near crisis situation. National phenomena with Boston exaggerations were involved. These include the coming of age of the postwar babies and a consequent spectacular rise in the rate of household formation, the shift to smaller households--most frequently one- and two-person households (the most rapidly expanding household group in the nation and in Boston)--and, increasingly, two-worker households, and a preference for city living. In Boston, one- and two-person households accounted for 66 percent of all households in 1980. Though population for the City as a whole had declined between 1970 and 1980, there was population growth in the more centrally-located neighborhoods, and, in many Boston neighborhoods, even where population fell, the number of households had expanded with their smaller size.

Boston and the Nation's Large Cities

Boston is a special city, and the special nature of its recent growth and development is readily seen in comparison with the experience of the nation's other large cities. For the nation as a whole, employment in services activities are the most rapidly expanding sector, and Boston is the preeminent services activity city among the nation's large cities. In 1980, Boston, San Francisco, and New York ranked

first, second and third among the nation's large cities, with 54 percent, 51 percent, and 49 percent, of their employment, respectively, concentrated in the broad range of office-related services activities--communication, finance and money management, business and professional services. These cities also have the largest relative roles as exporters of services, with their share of services employment geared to exports ranging from 41 percent, in Boston, to 28 percent in New York and 26 percent in San Francisco.

Boston and the metro area are also setting records in employment growth and unemployment decline. Since 1976, employment in Boston, the metro area, and New England has increased more rapidly than that in the nation as a whole. In December 1984, New England had the lowest rate of unemployment of any region in the nation, Massachusetts had the lowest rate of unemployment of any state, and the Boston metro area had the lowest unemployment rate of any of the 236 metropolitan areas in the country. Boston's unemployment rate of 4.4 percent was the lowest in fifteen years.

Boston leads in the new wave of population growth and household formation favoring the flow to the cities. In 1980, one- and two-person households made up 54 percent of all households in the nation as a whole, and two-thirds of all households in Boston.

Boston's downtown ranks high in the nation in economic vitality. A 1983 study published by the Urban Investment and Development Corporation of Chicago examined 56 indicators for the downtowns of the 38 largest metro areas, and found that Boston's downtown ranked fourth in market strength, fifth in economic growth and improvement, fourth in retail trade, fifth and sixth in office and hotel markets, respectively, and

fourth in the downtown housing market. A 1984 report by the UIDC on office construction in the downtowns of the nation's thirty largest metro areas showed that office development erupted in the 1950s (following a thirty-year lag after the boom of the 1920s), and has been accelerating in the 1970s and 1980s, with Boston gaining rank over the 1950-84 period. Boston ranked eighth in office construction in the 1960s and fourth in 1984. The UIDC report also ranked Boston's mid-1984 office vacancy rate low in comparison. Boston's hotel market is strong. Among 25 major cities, Boston's hotel occupancy rate ranked sixth in 1984.

In housing cost growth, however, Boston ranks number 1. A report issued by the National Association of Realtors in February reported that housing costs in the Boston area rose faster than anywhere else in the nation in 1984--a spectacular 23 percent. In another news report in February, real estate appraisers, in a comparative analysis, noted "the ferocity of competition in the marketplace," with one Boston appraiser saying "It's been like piranhas in the Amazon in some neighborhoods." Appraisers dubbed Boston as one of the top two cities (along with Austin, Texas) as "Superachievers"--those markets in which resale values have been outpacing the national rate of inflation by a large margin for at least the past year and should continue so do so for all of 1985.

Boston's Future, 1985-90-95

Boston's future is bright because of the very favorable economic and demographic factors noted, and the spectacular recent record of achievement. Projections of the employment outlook for Boston prepared by relating detailed analyses of industry trends in Boston to long-term

projections for the U.S. economy, by industry, indicate a prospective growth of 100,000+ jobs in Boston, in the 1985-95 decade, as a consequence of Boston's relative specialization in those industries expected to rise most rapidly nationally. Boston's unique concentration in communications, money management and finance, business and professional services, and the ties to the region's thriving hi-tech industry will be the principal motor of expansion. There would be a growth of 56,000 office jobs representing a one-third increase over the 1984 level of office employment. There would also be an increase of 10,500 manufacturing jobs, signifying a one-fifth rise over the 1984 level. Hotel employment would grow by 5,400, equivalent to an 80 percent increment above the 1984 level. Retail trade employment is projected to increase by 9,000, a growth of 16 percent, in the 1985-95 period.

Employment growth would be accommodated by a projected private development investment of $6 billion in the 1985-95 period, in comparison with the actual 1975-84 private development investment of $4.7 billion, and the $2.6 billion of private development projects currently underway, scheduled and planned for completion in the 1985-88 years, all measured in terms of construction cost in dollars of 1983 value, not including the cost of land acquisition and financing.

Boston's population and households will extend the new wave of growth, responding to expanding employment opportunities, the amenities of the City, and the new shape of America's households and the rising preference for city living.

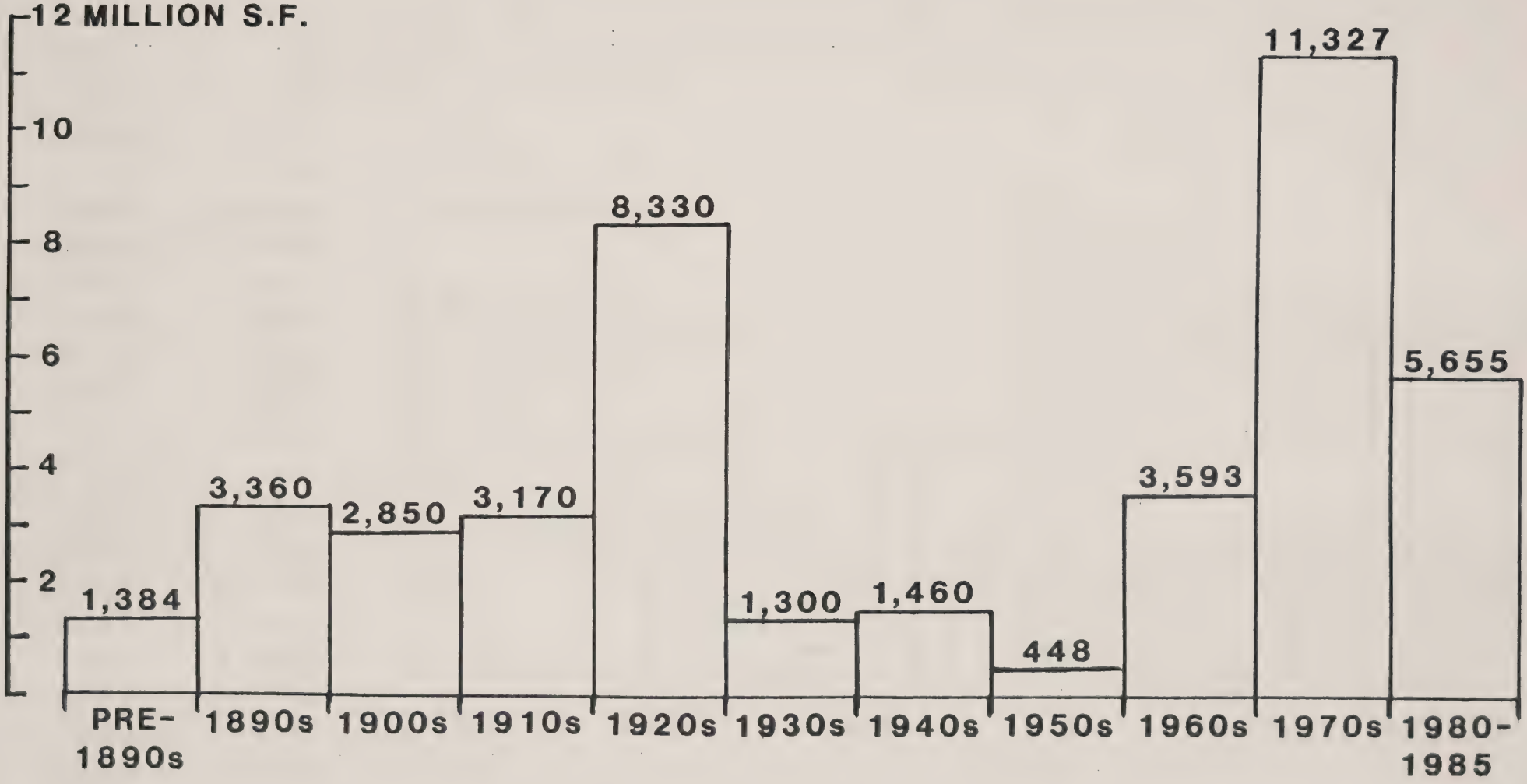
Boston's population, estimated at 580,000+, in 1985, representing a growth of 17,000 since 1980 (the first significant increase since 1950),

is projected to rise to 620,000 by 1995, an increment of 40,000 (+7 percent). The number of households will grow more rapidly, placing greater demand pressure on housing requirements. Households, estimated at 232,000, in 1985, with a growth of 14,000 since 1980, are projected to expand in number to 258,000 by 1995, signifying a 1985-95 increase of 26,000 (+11 percent).

Boston would need 26,000 net new dwellings over the decade. With allowance for replacement, this translates into an annual need of 3,500 to 5,000 dwelling units a year over the ten-year period. This projected need compares with the 1970-80 addition of 28,000 dwellings, mostly publicly-assisted (and the removal of 19,000), the construction of 13,000 dwellings in the 1980-85 period, and the 8,000 dwelling unit projects currently under review by the BRA.

CHARTS

BOSTON'S OFFICE SPACE, 1985
CURRENT SQUARE FOOTAGE BY ORIGINAL DECADE OF COMPLETION
(PRIVATE SPACE ONLY, IN THOUSANDS OF SQUARE FEET)

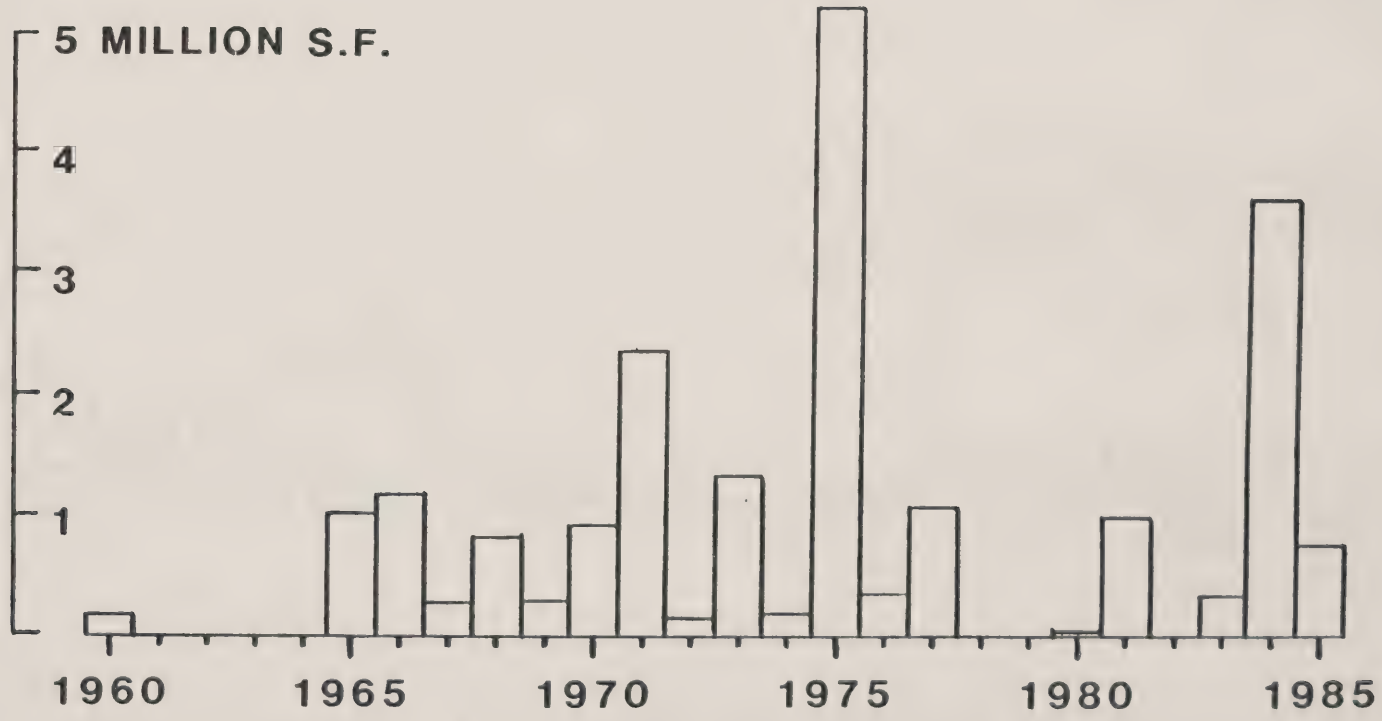


NOTE: INCLUDES ALL PRIVATELY BUILT CLASS A, B, AND C OFFICE SPACE AS OF 1985 - 42.9 MILLION SQUARE FEET

SOURCE: BOSTON REDEVELOPMENT AUTHORITY, RESEARCH DEPARTMENT

BOSTON'S OFFICE CONSTRUCTION
ANNUAL PRIVATE OFFICE SPACE COMPLETIONS, 1960-1985

YEAR	MILLIONS OF SQUARE FEET
1960	.142
1961	0
1962	0
1963	0
1964	0
1965	1.000
1966	1.166
1967	.235
1968	.800
1969	.250
1970	.900
1971	2.382
1972	.140
1973	1.131
1974	.190
1975	5.213
1976	.348
1977	1.023
1978	0
1979	0
1980	.008
1981	.990
1982	0
1983	.324
1984	3.600
1985	.733

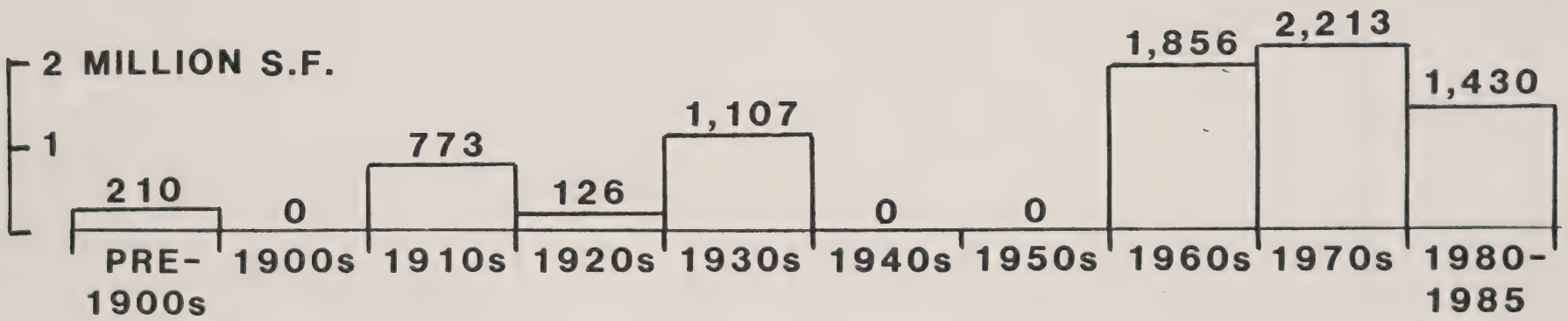


TOTAL: 26 YEARS WITH 20,374,700 SQUARE FEET

NOTE : ONLY NEW PRIVATE SPACE, NOT REHABILITATIONS

SOURCE: BOSTON REDEVELOPMENT AUTHORITY

BOSTON'S PUBLIC OFFICE SPACE, 1985
CURRENT SQUARE FOOTAGE BY ORIGINAL DECADE OF COMPLETION
(PUBLIC SPACE ONLY, IN THOUSANDS OF SQUARE FEET)

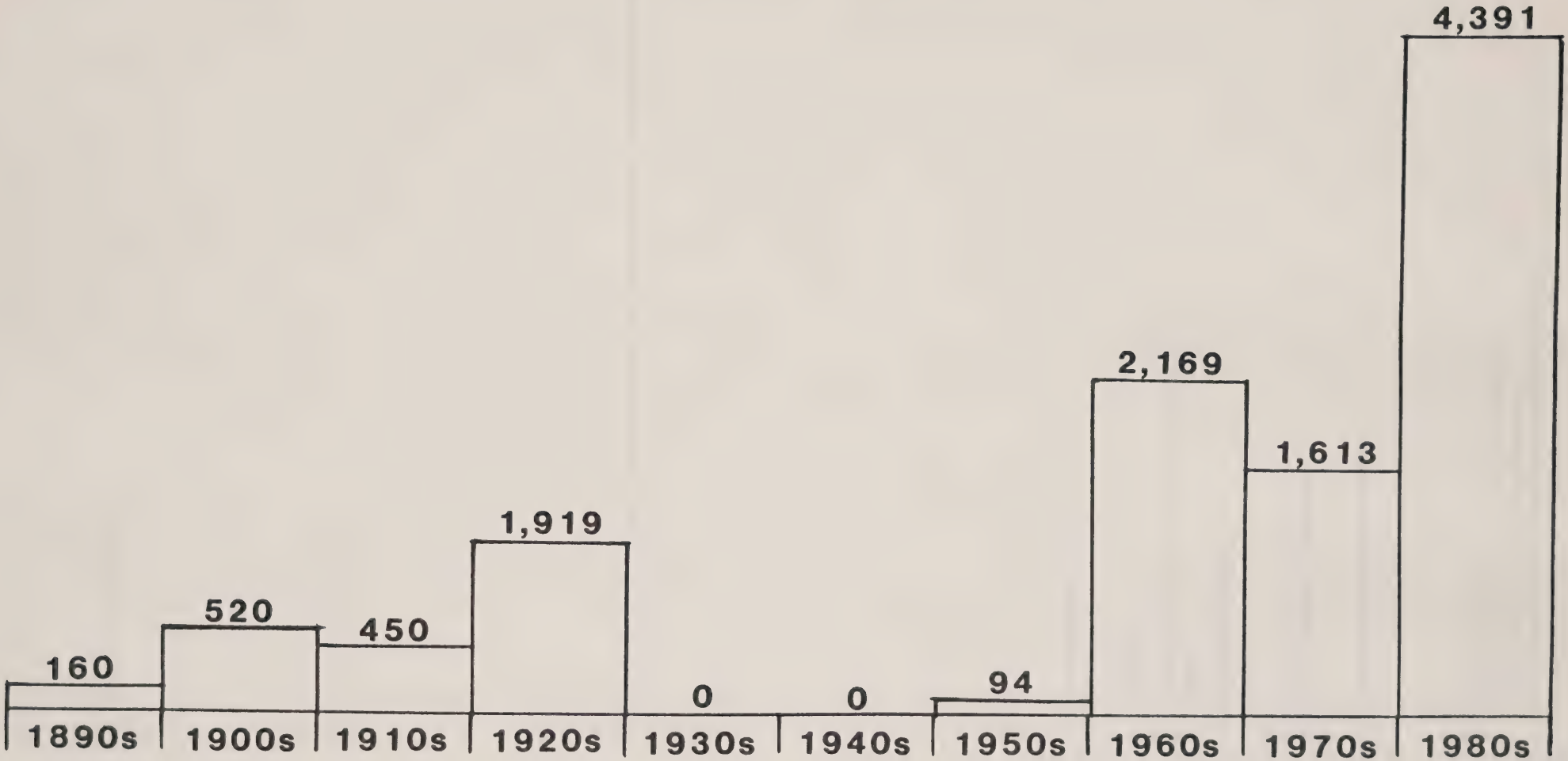


NOTE: INCLUDES ONLY PUBLICLY BUILT AND OPERATED OFFICE SPACE
AS OF 1985 - 7.7 MILLION SQUARE FEET

SOURCE: BOSTON REDEVELOPMENT AUTHORITY, RESEARCH DEPARTMENT

BOSTON'S HOTELS, 1985

CURRENT STOCK OF ROOMS BY ORIGINAL DECADE OF COMPLETION



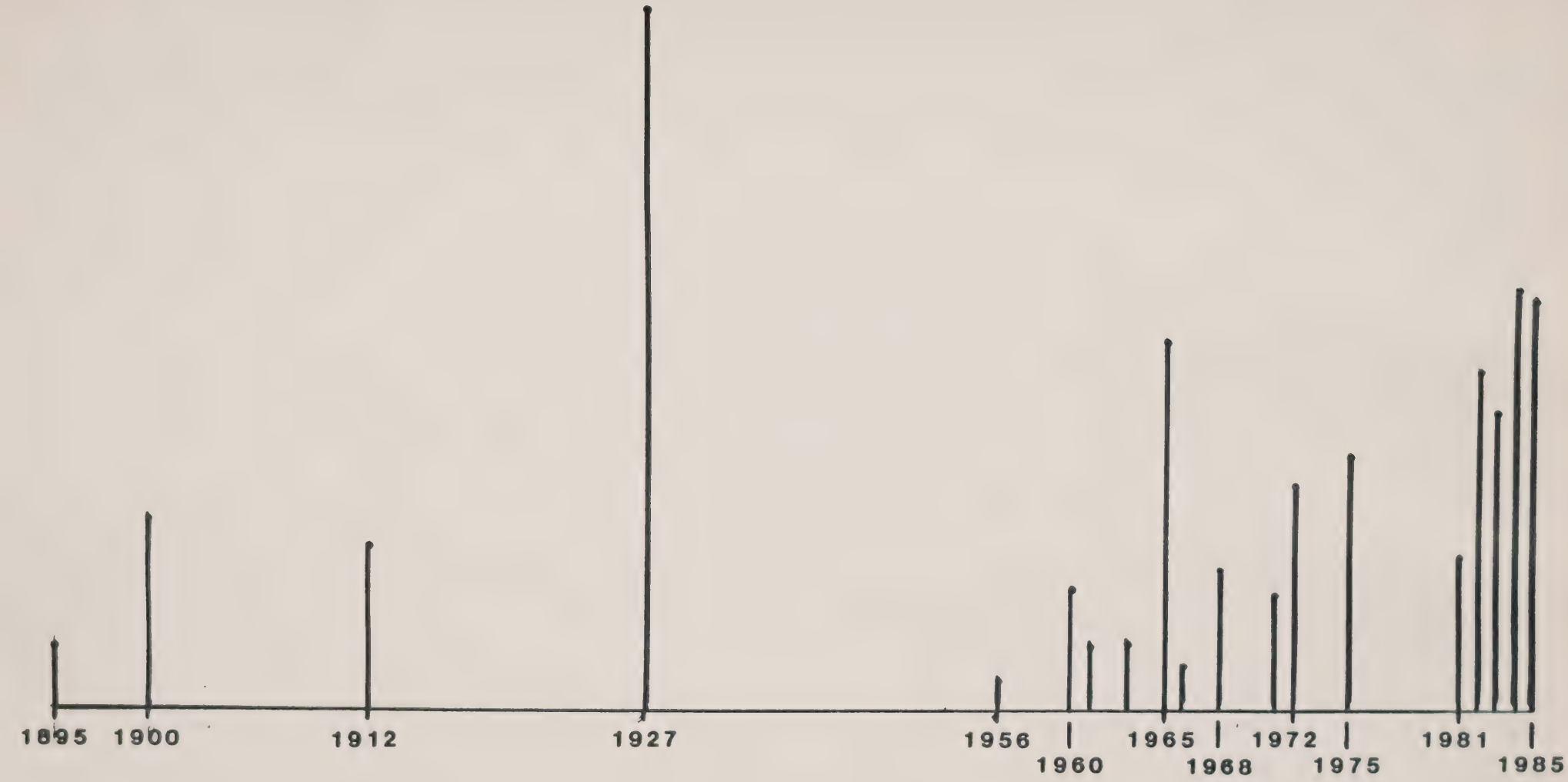
TOTAL: 28 HOTELS WITH 11,316 ROOMS AT YEAR END 1985

NOTE: DOES NOT INCLUDE NEIGHBORHOOD MOTELS, EXECUTIVE (LONG-TERM) SUITES, TOURIST HOMES, HOSTELS, OR LODGING HOUSES

SOURCE: BOSTON REDEVELOPMENT AUTHORITY, RESEARCH DEPARTMENT

BOSTON'S HOTELS, 1985

CURRENT STOCK OF ROOMS BY ORIGINAL YEAR OF COMPLETION



TOTAL: 28 HOTELS WITH 11,316 ROOMS AT YEAR END 1985

SOURCE: BOSTON REDEVELOPMENT AUTHORITY, RESEARCH DEPARTMENT

TABLES

EMPLOYMENT

Table 1

EMPLOYMENT IN BOSTON AND DOWNTOWN,
RECENT, 1976-84, AND PROJECTED, 1984-90-95

	Boston, Total	Downtown	Downtown Office	Rest of Boston
Thousands of Workers				
1976	501	243	140	258
1984 (Estimated)*	580	286	176	294
1990 (Projected)	631	322	208	309
1995 (Projected)	682	355	232	328
Change				
1976-84	79	43	36	36
1984-90	51	36	32	15
1990-95	51	33	24	18
1984-95	102	69	56	33
Percent Change				
1976-84	15.8	17.7	25.7	14.0
1984-90	8.8	12.6	18.2	5.1
1990-95	8.1	10.2	11.6	5.9
1984-95	17.6	24.1	31.8	11.6
Percent Composition				
1976	100	48.5	27.9	51.5
1984	100	49.3	30.3	50.7
1990	100	51.0	33.0	49.0
1995	100	52.0	34.0	48.0

* Estimated on the basis of six months information.

Sources: Massachusetts Division of Employment Security, ES-202 Employment Series and Employment Projections; U.S. Department of Commerce, Bureau of Economic Analysis, Unpublished Employment Series, Suffolk County; Bureau of the Census, County Business Patterns, Massachusetts; U.S. Department of Labor, Bureau of Labor Statistics.

Boston Redevelopment Authority, Research Department, March 1985.

Table 2

CITY OF BOSTON EMPLOYMENT, 1976-1983
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1981	1982	1983	CHANGE 1976-1983 NUMBER	CHANGE 1976-1983 PERCENT
AGRI.MINING	791	617	563	499	547	566	- 225	-28.4
CONSTRUCTION	9,003	7,914	10,163	10,365	10,445	10,346	1,343	14.9
MANUFACTURING	53,385	53,763	51,861	50,811	49,685	46,989	- 6,396	-12.0
TRANSPORTATION/PU.	34,131	32,982	36,660	37,276	36,120	39,514	5,383	15.8
WHOLESALE TRADE	29,619	29,827	27,399	27,420	25,051	26,028	- 3,591	-12.1
RETAIL TRADE	55,008	54,849	55,628	55,670	55,197	56,522	1,514	2.8
FINANCE/INS/RE	62,229	63,366	70,451	74,436	76,584	76,245	14,016	22.5
SERVICES	160,902	161,988	187,991	190,249	193,602	199,017	38,115	23.7
HOTEL	4,689	4,731	6,495	6,018	6,389	6,568	1,879	40.1
MEDICAL	54,159	52,760	58,524	59,617	60,985	62,690	8,531	15.8
EDUCATIONAL	22,460	24,061	29,222	29,884	30,008	30,848	8,388	37.3
CULTURAL	4,837	4,820	4,800	4,777	4,840	4,975	138	2.9
SOCIAL/NONPROFIT	17,358	17,423	20,036	19,913	20,135	20,698	3,340	19.2
BUSINESS	29,044	28,994	33,808	33,722	34,461	35,425	6,381	22.0
PROFESSIONAL/OTHER	28,355	29,199	35,106	36,317	36,784	37,813	9,458	33.4
GOVERNMENT	85,048	85,882	96,017	94,683	89,142	91,717	6,669	7.8
PROPRIETORS	10,560	10,860	11,764	12,133	12,070	12,699	2,139	20.3
TOTAL ALL SECTORS	500,676	502,048	548,497	553,542	548,444	559,643	58,967	11.8

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

12.21.84 JPB

Table 3

CITY OF BOSTON EMPLOYMENT, 1983, 1990 AND 1995

INDUSTRY	1983	1990	1995	CHANGE 1983-1990 NUMBER	CHANGE 1983-1990 PERCENT	CHANGE 1990-1995 NUMBER	CHANGE 1990-1995 PERCENT
AGRI./MINING	566	514	526	- 52	- 9.2	13	2.5
CONSTRUCTION	10,346	12,545	13,586	2,199	21.3	1,041	8.3
MANUFACTURING	46,989	55,250	57,460	8,261	17.6	2,210	4.0
TRANSPORTATION/PU.	39,514	40,599	43,117	1,085	2.7	2,517	6.2
WHOLESALE TRADE	26,028	27,481	28,497	1,453	5.6	1,017	3.7
RETAIL TRADE	56,522	62,649	65,531	6,127	10.8	2,882	4.6
FINANCE/INS/RE	76,245	90,446	95,782	14,201	18.6	5,336	5.9
SERVICES	199,018	238,132	270,994	39,114	19.7	32,862	13.8
HOTEL	6,568	10,707	12,003	4,140	63.0	1,296	12.1
MEDICAL	62,691	74,890	83,277	12,199	19.5	8,388	11.2
EDUCATIONAL	30,848	31,719	34,447	871	2.8	2,728	8.6
CULTURAL	4,975	5,576	5,749	601	12.1	173	3.1
SOCIAL/NONPROFIT	20,698	22,813	23,520	2,115	10.2	707	3.1
BUSINESS	35,425	47,281	54,042	11,856	33.5	6,761	14.3
PROFESSIONAL/OTHER	37,813	45,145	57,955	7,332	19.4	12,810	28.4
GOVERNMENT	91,717	93,599	98,279	1,882	2.1	4,680	5.0
PROPRIETORS	12,699	10,260	8,721	- 2,439	-19.2	- 1,539	-15.0
TOTAL ALL SECTORS	559,643	631,474	682,494	71,831	12.8	51,019	8.1

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;
U.S.DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS;
U.S.DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS.

03.04.85 JPB

DEVELOPMENT

By Year of Completion, Actual, Scheduled or Planned, Measured in Terms of (1) Thousands of Dollars of Construction Cost at 1983 Prices, and (2) Development Magnitudes

Table 4

BOSTON DEVELOPMENT SUMMARY

NEW, REHAB, AND CONVERSION

COST (1983 CONSTANT $1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL
1975	$580,850	$11,657	$6,000		$2,400		$3,428	$59,826		$74,751
1976	$146,757	$9,776	$113,567	$3,259	$9,287	$1,629	$1,426			$115,163
1977	$100,078	$17,706		$115,475						$102,936
1978	$13,833	$76,048	$64,508	$8,601	$20,499		$9,153			$59,600
1979	$22,958	$4,618		$21,110	$11,743		$6,973	$10,687		$57,538
1980	$18,186	$4,954	$84,599	$14,865	$7,251		$6,550			$58,716
1981	$165,512	$8,697	$438,686	$13,813	$18,785	$3,315	$39,506	$35,360		$109,493
1982	$91,895	$15,192	$75,566	$521	$8,443	$7,817	$29,109	$98,705		$81,744
1983	$82,258	$16,305	$72,450	$27,600	$18,166	$54,000	$68,380	$122,250	$14,200	$135,952
1984	$597,169	$113,786	$73,500	$25,474	$32,895	$57,140	$46,200	$153,068	$127,500	$65,086
1985	$264,987	$31,026	$36,660	$4,600	$24,630	$117,300	$84,360	$117,500		$175,745
1986	$273,299	$10,613	$2,000	$6,000	$6,190	$76,250	$35,165	$29,165		$105,299
1987	$429,130	$30,705	$136,475		$5,750	$47,250		$17,000		$186,637
1988	$129,400	$112,000				$13,000			$100,000	$1,600
TOTALS	$2,916,312	$463,084	$1,104,010	$241,318	$166,039	$377,702	$330,251	$643,561	$241,700	$1,330,261

T O T A L S	
1975	$738,912
1976	$400,864
1977	$336,195
1978	$252,244
1979	$135,627
1980	$195,122
1981	$833,167
1982	$408,993
1983	$611,561
1984	$1,291,818
1985	$856,808
1986	$543,981
1987	$852,947
1988	$356,000
TOTAL	$7,814,239

PREPARED BY B.R.A. RESEARCH

27 MAR 85

Table 5

BOSTON DEVELOPMENT SUMMARY

EM CONSTRUCTION
OST (1983 CONSTANT $1,000S)

EAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	YEAR
975	$580,850	$6,000	$6,000		$343		$3,428	$59,826		$53,427	1975
976	$135,351		$113,567	$3,259		$1,629	$994			$104,019	1976
977	$90,070	$770		$115,475						$102,936	1977
978		$55,190	$48,740	$8,601	$17,202					$44,041	1978
979				$21,110	$924		$1,319			$25,808	1979
980	$967	$1,450	$84,599	$11,844			$4,858			$13,923	1980
981	$102,765	$4,973	$438,686	$4,420	$15,470		$21,444	$6,630		$67,153	1981
982		$1,042	$59,932		$1,876	$4,169	$3,079	$94,223		$3,804	1982
983	$34,360	$3,272	$51,500		$3,595	$54,000	$8,546	$122,250		$81,500	1983
984	$535,400	$106,750	$38,000		$20,000	$39,140	$25,700	$133,068		$3,964	1984
985	$189,000	$15,540	$34,160	$3,500	$15,260	$114,700	$64,360	$117,500		$74,935	1985
986	$156,500	$12,500	$2,000	$6,000	$1,400	$64,150	$6,000			$41,520	1986
987	$416,400	$28,005	$136,475		$5,750	$47,250		$17,000		$46,100	1987
988	$174,664	$112,000				$13,000	$29,165	$29,165	$70,000		1988
OTALS	$2,416,328	$347,492	$1,013,657	$174,209	$81,820	$338,039	$168,894	$579,662	$70,000	$663,128	TOTALS

T O T A L S

975	$709,873
976	$358,818
977	$309,251
978	$173,774
979	$49,161
980	$117,641
981	$661,540
982	$168,126
983	$359,023
984	$902,022
985	$628,955
986	$290,070
987	$696,980
988	$427,994
OTAL	$5,853,229

REPARED BY B.R.A. RESEARCH
7 MAR 85

Table 6

BOSTON DEVELOPMENT SUMMARY

NEW, REHAB, AND CONVERSION
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)	YEAR
1975	5,213,000	136,000	99,000				105,000	698		1,158	1975
1976	1,478,500	75,000	841,630	32,500		400	26,000			1,767	1976
1977	1,223,000	140,000		1,674,000						1,341	1977
1978	340,000	585,000	832,000	127,000			773,100			1,377	1978
1979	651,900	77,500					562,600	900		1,166	1979
1980	452,215	74,099	860,500	56,000			377,690			1,298	1980
1981	2,065,072	113,269	287,000	129,000	132,000	362	1,391,337	710		1,743	1981
1982	2,060,760	204,675	396,096	10,000	100,000	768	949,300	1,350		1,180	1982
1983	1,300,650	317,870	433,000	322,062	28,000	1,125	1,803,210	804	205,000	2,401	1983
1984	5,697,393	869,250	446,538	253,000	2,600	3,267	1,165,000	1,145	50,000	1,930	1984
1985	2,827,901	355,218	237,600	35,000	136,500	3,142	1,847,000	1,310		4,508	1985
1986	2,204,680	327,623		74,100		5,851	150,000		1,100,000	1,528	1986
1987	4,550,070	338,280			10,000	4,333		160		1,763	1987
1988	1,612,016	100,000				1,000	812,000	250	701,500	90	1988
TOTALS	31,677,157	3,713,784	4,433,364	2,712,662	409,100	20,248	9,962,237	7,327	2,056,500	23,250	TOTALS

PREPARED BY B.R.A. RESEARCH
27 MAR 85

BOSTON DEVELOPMENT SUMMARY

NEW CONSTRUCTION
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)
1975	5,213,000	70,000	99,000				105,000	698		849
1976	1,278,500		841,630	32,500		400	14,000			1,596
1977	1,023,000	10,000		1,674,000						1,341
1978		390,000	400,000	127,000						901
1979										474
1980	8,200	14,500	860,500				62,000			280
1981	990,000	48,000	287,000		80,000		276,315	80		976
1982		10,000	396,096			400	60,000	922		90
1983	323,500	41,500	346,000			1,125	669,000	804		1,307
1984	4,498,000	729,000	262,875	3,000		3,267	290,000	1,145		39
1985	1,613,000	196,400	237,600	35,000	36,400	3,210	972,000	1,110		1,395
1986	1,482,000	53,000			7	222,022	400,000	250		320
1987	4,033,700	258,900	349		277	11,858		160		372
1988	1,156,000	10				1,000			375,000	
TOTALS	21,618,900	1,821,310	3,731,050	1,871,500	116,684	243,282	2,848,315	5,169	375,000	9,940

B.R.A. RESEARCH
27 MAR 85

Table 8

PRIVATE DEVELOPMENT INVESTMENT IN BOSTON AND DOWNTOWN,
1976-84, ACTUAL, AND 1985-95 PROJECTED

	1976-84 Actual		1985-95 Projected	
	Boston	Downtown *	Boston	Downtown *
Private Development Investment (Construction Cost, Measured in Millions of Dollars of Constant Value, at 1983 Prices)	$4,465	$2,800	$6,000	$3,200
Office Development (New) (Millions of Square Feet)	8.1	7.7	13	10
Hotel Rooms (Number)	4,060	3,750	7,000	5,000

Source: Boston Redevelopment Authority.

* Includes Back Bay/Beacon Hill, and the Fort Point Channel Area.

POPULATION, HOUSEHOLDS AND HOUSING

Table 9

POPULATION, HOUSEHOLDS, AND HOUSING IN BOSTON AND DOWNTOWN NEIGHBORHOODS, 1970 AND 1980

	1970	1980	Absolute Change 1970-80	Percent Change 1970-80
Population				
Boston	641,071	562,944	-78,077	-12.2
Downtown*	38,634	43,825	+ 5,191	+13.4
Central**	8,464	11,005	+ 2,541	+23.1
Back Bay-Beacon Hill**	30,170	32,820	+ 2,650	+ 8.1
Households				
Boston	218,227	218,457	+ 230	+ 0.1
Downtown*	20,185	23,620	+ 3,435	+17.0
Central**	4,575	5,743	+ 1,168	+20.3
Back Bay-Beacon Hill**	15,610	17,877	+ 2,267	+12.7
Housing Units				
Boston	232,448	241,444	+ 8,996	+ 3.9
Downtown*	22,097	25,278	+ 3,181	+14.4
Central**	5,237	5,570	+ 333	+ 6.0
Back Bay-Beacon Hill**	16,860	19,708	+ 2,848	+14.4

* Excludes North End-Waterfront except for census tract 305 west of expressway, and includes parts of census tracts 606 (blocks 106,202-19) and 614 (blocks 101-103, 105, 209, 210, 221-227).

** Includes St. Botolph District (census tract 105).

Note: All figures are approximate.

Source: U.S. Bureau of Census.

Table 10

POPULATION, HOUSEHOLDS AND HOUSING IN BOSTON AND DOWNTOWN, 1970 AND 1980, ACTUAL, 1985 ESTIMATED, AND 1990 AND 1995, PROJECTIONS AND GOALS

	Population		Households		Persons per Household		Housing	
	Boston	Downtown	Boston	Downtown	Boston	Downtown	Boston	Downtown
Number								
1970	641,071	38,634	218,227	20,185	2.9	1.9	232,448	22,097
1980	562,994	43,825	218,457	23,627	2.6	1.9	241,444	25,278
1985	580,000	47,430	232,000	26,350	2.5	1.8	254,444	28,008
1995	620,000	58,400	258,333	34,350	2.4	1.7	280,000	36,000
Change								
1970-80	-78,077	+ 5,191	+ 230	+ 3,435	- 0.3	-	+ 8,996	+ 3,181
1980-85	+17,006	+ 3,605	+13,543	+ 2,723	- 0.1	- 0.1	+13,000	+ 2,730
1985-95	+40,000	+10,970	+26,333	+ 8,000	- 0.1	- 0.1	+25,556	+ 8,000
Percent Change								
1970-80	-12.2	+13.4	+ 0.1	+17.0			+ 3.9	+14.4
1980-85	+ 3.0	+ 8.2	+ 6.2	+11.5			+ 5.6	+10.8
1985-95	+ 7.0	+23.1	+11.3	+30.0			+10.0	+28.5

Sources: 1970 and 1980 - U.S. Bureau of the Census.
1985 and 1995 - Boston Redevelopment Authority.

THE BRA IS REVIEWING

Location/Project	Developer	Status	Funding	# of Units	Remarks
East Boston					
Pier 1	Undetermined	Conceptual Design	Private	330	Market Rate Condos/ Rental
NDP-11	Babson Realty Trust	Conceptual Design	Private	300	Market Rate Condos/ Rental
			Sub-Total	630	
Charlestown					
CNY-Building 103	Immobiliare New England and Barkan Properties	Under Construction Completion 12/85	Private	112	Low and moderate elderly units
CNY-Shipways 11	Immobiliare New England	Under Construction Completion 7/85	Private	26	Townhouse Condos
CNY-Bulding 197	Immobiliare New England	Construction Start 5/85 Completion 9/86	Private	145	Market Rate Condos
CNY-Pier 7	Immobiliare New England	Construction Start 5/85 Completion 6/87	Private	66	Market Rate Condos
CNY-Building 104	Immobiliare New England	Final Design Construction Start 1987 Completion - 1988 (12 months)	Private	55	Low and moderate elderly units
CNY-Parcel 4A	Immobiliare New England	Conceptual Design Construction Start 1987 Completion - 1989 (20 months)	Private	450	Market Rate Condos

Response of Senior Staff
to request from Stephen Coyle.
Compiled by Carolyn Kaplan
March 26, 1985.

Location/Project	Developer	Status	Funding	# of Units	Remarks
CNY-Building 106	Undetermined	Conceptual Design	Private	71	Market Rate Apartments
Ton Tine Crescent	J. Adams	Board Appeal	Private		Mixed-New Condo, rental & parking
			Sub-Total	925	
North End/Downtown					
Lincoln Wharf I	San Marco Housing Corp.	Under Construction Completion - 1985/1986	Private	192	Below market cost units for moderate income families.
Lincoln Wharf II	Urban Consulting Assoc.	Conceptual Design	Private	52± (44-Coal Shed) (18-Fireboat Pier)	Minimum of 12 linkage units.
Sargents Wharf	Undetermined	Conceptual Design	Undetermined	130±	Undetermined
Prudential Center	Prudential Realty Group	Early Conceptual Design	Private	400	Market Rate Units
Arlington/Hadassah	The Druker Company	Construction Start 11/85 Completion 11/87	Private	90	Luxury Condominiums
Parcel 32	Piatt/Gorin	Unknown	Unknown	Unknown	Unknown
South Boston					
Fan Pier	Carpenter & Co.	Conceptual Design		600 1,000±	Minimum of 50 low & moderate units Minimum of 90 linkage units
Pier IV	A. Athanus	Conceptual Design		750±	Market Rate
Boston Wharf Co.	British Properties	Conceptual Design		348	Market Rate Condos/ Rental
			Sub-Total	2,962	

Location/Project	Developer	Status	Funding	# of Units	Remarks
Dorchester					
Columbia Point	Corcoran, Jennison, Mullins	Final Design Construction Start Summer 1985 Completion-Summer 1989	UDAG/MHFA Urban Initiative Syndication Private	1,400	400 units guaranteed to low income, total of 800 low and moderate rate units
Harbor Lights	Undetermined	Early Conceptual Design	Private	Undetermined	
			Sub-Total	1,400	
Roxbury					
Cass House	Cruz Construction	Final Review	SHARP	111	Moderate income rental
WPI-2	Thompson	Conceptual Design	Private/Linkage	60	Low cost sales housing
Hollander St.	Simmons	Final Review	Private/Linkage	75	Low cost sales
Mt. Pleasant	LeBeau	Conceptual Design	Private/Linkage	50	Low cost sales
Massachusetts & Columbus Avenue	Long/Nicosia	Final Review	Section 8/Private	48	Mixed income
Washington St. & M.L. King Blvd.	Sharif Kallaq	Conceptual Design	Private/Linkage	42	Low cost sales
Kittridge Park	C.A.B.	Conceptual Design	Private/Linkage	24	Low cost sales
R-17A	Taylor	Conceptual Design	Private/Linkage	20	Low cost sales
Highland Park	Jackson	Conceptual Design	Private/Linkage	12	Low cost sales
			Sub-Total	442	

Board of Appeal

49 Chestnut Hill Ave. Brighton	Arthur Szkellaris	Pending ZBA Approval	Private	27	Market Rate
1933 Commonwealth Brighton	Continental Wingate	Pending ZBA Approval	SHARP	48	15% low income
41,42,42, W. Newton South End	Blackstone Realty	Pending ZBA Approval	Private	30	50% Market Rental 50% Market Condo
110 Poplar Roslindale	Roslindale Senior High Housing Corp.	Pending ZBA Approval	Subsidized	17	
1608 River St. Hyde Park	A & S Realty	Pending ZBA Approval	Private	49	
4971 Washington St. West Roxbury	Bradgate Assoc.	Pending ZBA Approval	Private	71	Market rate condo
498-506 Commercial North End	Gondolfo	Denied W/O Prejudice	Unknown	22	Unknown
444-462 Geneva Ave. and 1396-1400 Dorchester Avenue	Fields Corner C.D.C.	Approval by ZBA with design review	Subsidized	29	Boston Housing Partnership Rehab.
89 Union Park South End	Archdiocese	Approved by ZBA with Design Review	Section 202/8	74	Rehab of Existing, and Lodging House
1230,1231-51 Adams 1153R,1165-177 4-16 River St, 19-35 Bakers Ct. Dorchester	Lower Milles Assoc.	Approved ZBA	Unknown	80	

201 Newbury St. Boston John Svenson	Prince School Realty	Approved ZBA with Design Review	Private ?	38	
30 Gove St. East Boston Public Facilities	Lyman School Housing	Approved ZBA With Design Review	Subsidized??	46	
108 Kilmarnock	Milmarnock St. Trust	Approved ZBA Design Review Pending	Private	150	
85 Brainerd Rd. Brighton	Commonwealth Group Trust	Approved ZBA With Design Review	Private	80	Condominiums
57-63 Prince St. North End	Archdiocese	Approved ZBA With Design Review		24	
293-297 Temple St. 71-77 Keith St. West Roxbury	Boston Chatauqua Properties, Inc.	Approved ZBA With Design Review	Private	30	Apts/Townhouses
1210-1218 VFW Pkwy West Roxbury	Sandell Devel. Corp.	Approved ZBA With Design Review	Private	60	Market
1-16 Champlain Cir. 2-6 Athelnold St. Dorchester	Codman Sq. Housing Development Corp.	Approved ZBA With Design Review	Subsidized	21	Single families
32-76-3288 Wash. St Jamaica Plain	Arthur Simons A & S Realty	Denied w/o Prejudice	Private	168	
145-149 Kelton St. Brighton	KLA Realty Trust	Approved ZBA With Design Review	Private	67	Apartments
1-214 Victoria Hgts Hyde Park	V.H. Road Trust	Approved ZBA With Design Review	Private	185	Elderly

Location/Project	Developer	Status	Funding	# of Units	Remarks
20 Cheriton Rd. West Roxbury	American Arabic Benevolent Assoc.	Approved ZBA	Subsidized	60	Elderly
70 & 84-86 Elm Jamaica Plain	Public Facilities Dept City of Boston/School	Approved ZBA	UDAG Pending	75	School, Partial, Low-Moderate Partial Market Rate Rentals
34 E Concord St Boston	BRA Designated Devel.	Pending	?	26	Warehouse Rehab.
			SubTotal	1,477	
			TOTAL	7,860	

7,460

TAX YIELD

Table 11A

BOSTON PROPERTY TAX YIELD INCREASE,
ACTUAL AND PROJECTED

(Millions of Dollars)

	From Development	From Value Growth (2½%)	Total
FY 1985 Actual	$22	$8	$30
FY 1986*	15	9	24
FY 1987*	14	10	24
FY 1988*	14	10	24
FY 1989-95**	$150	$100	$250

* Estimated by the City of Boston, Assessing, Treasury and Budget Departments, March 22, 1985.

** Projected by the Boston Redevelopment Authority Research Department, March 28, 1985.

OFFICE INDUSTRY

Table 12

BOSTON'S OFFICE MARKET, 1985
TIME SERIES OF OFFICE CONSTRUCTION IN BOSTON
BY DECADE, 1800-1985
(All Class A, B, and C office space in operation as of end year 1985)

	Private Office Space	Public Office Space
1800-1820	173,000	50,000
1800-1840	185,000	0
1840-1860	100,000	20,000
1860-1880	430,000	0
1880s	496,000	0
1890s	3,360,000	140,000
1990s	2,850,000	0
1910s	3,170,000	773,003
1920s	8,330,000	125,539
1930s	1,300,000	1,107,491
1940s	1,460,000	0
1950s	448,000	0
1960s	3,593,000	1,856,055
1970s	11,327,000	2,212,500
1980-1985	5,654,700	1,430,000
Total	42,876,700	7,714,558

BRA Research Department
Gregory Perkins
March 27, 1985

Table 13

BOSTON'S OFFICE MARKET, 1985
TIME SERIES OF OFFICE CONSTRUCTION IN BOSTON, 1960-1985

Year	Private Space Cumulatively	Private Space Yearly	Public Space Cumulatively	Public Space Yearly	Total Space Cumulatively
Pre-1960	22,302,000		2,216,003		24,518,003
1960		142,000			
1961		0			
1962		0			
1963		0			
1964		0			
1965		1,000,000			
1966		1,166,000		565,000	
1967		235,000			
1968		800,000		1,291,055	
1969		250,000			
Decade of 1960s		3,593,000		1,856,055	5,449,055
Decade End Total	25,895,000		4,072,058		29,967,058
1970		900,000			
1971		2,382,000			
1972		140,000		650,000	
1973		1,131,000			
1974		190,000			
1975		5,213,000		624,000	
1976		348,000		938,500	
1977		1,023,000			
1978		0			
1979		0			
Decade of 1970s		11,327,000		2,212,500	13,539,500
Decade End Total	37,222,000		6,284,558		43,506,558
1980		8,200			
1981		990,000			
1982		0			
1983		323,500			
1984		3,600,000		800,000	
1985		733,000		630,000	
Total, 1980-85		5,654,700		1,430,000	7,084,700
Total 1985	42,876,700		7,714,558		50,591,258

Table 14

BOSTON'S OFFICE MARKET, 1985
DETAILED TIME SERIES OF NEW OFFICE CONSTRUCTION, 1960-1985

Year	Projects	New Private	New Public
1960		142,000	
1961		0	
1962		0	
1963		0	
1964		0	
1965		1,000,000	
1966		1,166,000	565,000
1967		235,000	
1968		800,000	1,291,055
1969		250,000	
1970	One Boston Place	825,000	
	15 New Chardon	75,000	
	Total	900,000	
1971	101 Huntington Avenue	432,000	
	100 Federal Street	1,175,000	
	99 High Street	775,000	
	Total	2,382,000	
1972	One Washington Mall	140,000	
	Total	140,000	650,000
1973	1 Bulfinch Place	45,000	
	One Beacon Street	1,020,000	
	141 Tremont Street	66,000	
	Total	1,131,000	
1974	30 Winter Street	105,000	
	545 Boylston Street	85,000	
	Total	190,000	
1975	Stone & Webster	910,000	
	Hancock Tower	2,000,000	
	Shawmut Bank	1,103,000	
	50 Staniford Street	200,000	
	Blue Cross, 100 Summer Street	1,000,000	
	Total	5,213,000	624,000

Year	Project	Private	Public
1976	Federal Reserve	200,000	938,500
	Charlestown Savings	140,000	
	Total	348,000	938,500
1977	175 Federal Street	200,000	
	60 State Street	823,000	
	Total	1,023,000	
1978		0	
1979		0	
1980	37 Newbury	8,200	
	Total	8,200	
1981	One Post Office Square	740,000	
	50 Milk Street	250,000	
	Total	990,000	
1982		0	
1983	155 Federal Street	200,000	
	2 Devonshire Place	120,000	
	Bay West	3,500	
	Total	323,500	
1984	Copley Place	845,000	
	One Financial Center	1,050,000	
	One Exeter Place	190,000	
	399 Boylston Street	195,000	
	Exchange Place	1,000,000	
	265 Franklin Street	320,000	
	State Transportation		800,000
	Total	3,600,000	
1985	Hoosac Pier	160,000	
	260 Franklin Street	300,000	
	Marketplace Center	273,000	
	GSA Building		630,000
	Total	733,000	

Table 15

NEW OFFICE DEVELOPMENT;
DEVELOPMENT PROJECTS SCHEDULED FOR COMPLETION, 1986-89;
DEVELOPMENT PROPOSALS, 1990-2000
(Square Feet)

1986-1989 Scheduled

Government Center Garage	New	153,000
Charlestown Navy Yard- Building 149	Conversion	633,000
150 Federal	New	450,000
99 Summer	New	239,000
Rowes/Foster Wharves	New	340,000
International Place I	New	1,073,000
Sanborn	New	45,000
99 State	New	510,000
SETSA	New	500,000
Arlington/Hadassah	New	122,000
101 Federal	New	470,000
1 Franklin Place	New	340,000
Parcel 7-Stuart St.	New	33,700
New England Life I	New	600,000
New England Life II	New	600,000
International Place II	New	556,000
Parcel 7-Government Center	New	100,000
South Station	New	450,000
Total, 1986-89 Scheduled		7,214,700

1990-2000 Proposed

Athanas-Fan Pier	New	1,000,000
North Station	New	1,000,000
Parcel 18	New	800,000
Parcels 8,9,10 (Dudley)	New	800,000
Parcel 31	New	450,000
Parcel 30	New	350,000
Bedford Crescent	New	565,000
Prudential	New	1,500,000
C.C. & F./Ft. Pt. Channel	New	1,000,000
Rose/Ft. Pt. Channel	New	450,000
Keith Block	New	200,000
Park Plaza/Motormart	New	200,000
Turnpike Air Rights I	New	500,000
Turnpike Air Rights II	New	500,000
East Boston Piers	New	300,000
South End/Washington St.	New	300,000
Navy Yard	New	400,000
Total 1990-2,000 Proposed		10,315,000

Gregory Perkins
March 25, 1985

HOTEL

Table 16

BOSTON'S HOTELS, 1985
TIME SERIES OF HOTEL CONSTRUCTION IN BOSTON
(Hotels in Use)

Hotel	Neighborhood	Rooms (1985)	Year of Original Completion (Chronological)
1895-1927			
Copley Square	Back Bay	160	1895
Essex	South Station	300	1900
Lenox	Back Bay	220	1900
Copley Plaza	Back Bay	450	1912
Bradford	Theatre District	322	1927
Park Plaza	Park Plaza	800	1927
Parker House	Downtown	547	1927
Ritz Carlton	Back Bay	250	1927
Total		3,049	27%
1956-1975			
Fenway-Boylston	Fenway	94	1956
Logan Airport Hilton	East Boston	330	1960
Midtown Motor Inn	Back Bay	161	1961
Howard Johnson's-Kenmore	Kenmore	178	1963
Sheraton	Back Bay	1,000	1965
Ramada Inn-Brighton	Brighton	118	1966
Children's Inn	Medical Area	82	1968
Holiday Inn	West End	300	1968
Colonnade	Back Bay	306	1971
Howard Johnson's "57"	Park Plaza	400	1972
Ramada Inn-Logan	East Boston	209	1972
Addition-Logan Hilton	East Boston	270	1975
Addition-Sheraton	Back Bay	428	1975
Total		3,876	34%

Hotel	Neighborhood	Rooms (1985)	Year of Original Completion (Chronological)
1981-1985			
Meridian	Financial District	330	1981
Addition-Ritz Carlton	Back Bay	80	1981
Bostonian	Waterfront	155	1982
Marriott-Long Wharf	Waterfront	395	1982
Hilton-Back Bay	Back Bay	372	1982
Westin	Back Bay	804	1983
Marriott-Copley Place	Back Bay	1,145	1984
Lafayette-Swissotel	Downtown	511	1985
Four Seasons	Park Plaza	289	1985 (Mid-Year)
Embassy Suites	Allston	310	1985 (End-Year)
Total		4,391	39%
Grand Total, 1985		11,316	

Note: Other large executive suites and neighborhood motels not included above are:

		Rooms	Type
Eliot Hotel	Back Bay	100	(Executive Suite)
Suisse Chalet	Dorchester	144	Motel
Charles River House	Brighton	56	Motel
Chandler Inn (Diplomat)	Back Bay	50	(Executive Suite)
Terrace Motel	Brighton	60	Motel
Milner Hotel	South Boston	NA	

Plus - All Other Executive Suites
All Tourist Homes
All Lodging Houses
All Hostels

Table 17

NEW HOTEL DEVELOPMENT;
DEVELOPMENT PROJECTS SCHEDULED FOR COMPLETION, 1986-89;
DEVELOPMENT PROPOSALS, 1990-2000

1986-1989 Scheduled		Net	Underway
Bradford (Koala)	Rehab	-22	300
Rowes & Foster Wharves	New	160	160
Essex Hotel	Rehab	-100	20
Net Subtotal		38	480
1990-2000 Proposed		**High**	**Low**
Anthony Athanas (Hyatt)	New	1,000	500
SETSA	New	200	200
South Station	New	500	250
North Station	New	900	400
Prudential	New	200	150
Charlestown Navy Yard	New	500	500
East Boston Conf.	New	250	250
Parcel 7 (Holiday Inn)	New	400	400
Dudley	New	500	250
Net Subtotal		4,450	2,900
Other Possibilities 1990-2000			
Parcel C4	New		250
Athanas Pier 4	New		300
Net Subtotal			550

Gregory Perkins
March 25, 1985

RETAIL TRADE

Table 18

RETAIL SPACE DEVELOPMENT IN BOSTON PROPER, 1966-1985, AND UNDERWAY, PLANNED, AND PROPOSED, 1986-2000
(DOWNTOWN, BACK BAY, CHARLESTOWN, EAST BOSTON, FENWAY, KENMORE)
(Square Feet)

Year	New Construction	Conversion	Rehab	Loss
1966	13,000			
1967	90,000			235,000
1968	50,000			
1969	235,000		20,000	
1970	192,000		16,000	10,000
1971	126,000	10,000		
1972	30,000			100,000
1973	24,000			235,000
1974	0	18,000		
1975	20,000		66,000	
1976	0		75,000	
1977	10,000		130,000	
1978	100,000		385,000	
1979	0		57,000	
1980	14,500		58,800	40,000
1981	48,000		59,300	
1982	10,000		102,000	
1983	29,000		114,600	
1984	729,000		120,600	
1985	196,400	75,100	114,000	
1966-1969	388,000	0	20,000	235,000
1970-1979	502,000	28,000	713,000	345,000
1980-1985	1,026,900	75,100	1,983,020	40,000
Total	1,916,900	103,100	2,716,020	620,000
1986	86,000	53,000	91,400	
1987	226,000	29,400	50,000	
1988	100,000		50,000	
1989				
1986-1989 Scheduled	412,000	82,400	191,400	
1990-2000 Proposed	1,123,000	50,000	150,000	100,000

Gregory Perkins
BRA Research Dept.
March 28, 1985

Table 19

RETAIL SPACE, 1985

District	Gross Square Feet (Millions)	Percent Of City	Percent of Downtown
Central Business District (including Government Center, Waterfront, Chinatown, South Station and Theatre District)	4.9	24.5%	61%
Back Bay (Boylston/Newbury/ Prudential/Copley)	1.9	9.5%	24%
Other Downtown (Charles Street/Beacon Hill Midtown/Park Square Mass. Avenue/Huntington Avenue West End, Cambridge Street)	1.2	6.0%	15%
Total Downtown	8.0	40.0%	100%
Total City	20.0	100.0%	-

Note: Downtown, in this tally, does not include the North End, Kenmore Square, the South End, or Fort Point Channel, as well as all outlying neighborhoods.

Source: Boston Redevelopment Authority Research Department, 1985. Based on 300 square feet of retail space per retail employee downtown, 350 for neighborhoods, and 325 for the City as a whole.

Table 20

ESTIMATED RETAIL SPACE IN BOSTON, 1981, BY NEIGHBORHOOD

Neighborhood		Employees	Sq. Ft.	(Multiplier) Sq. Ft. per Retail Employee
Allston		3,943	1,400,000	x350
Back Bay/Beacon Hill	Downtown	10,343	3,100,000	x300
Central/North End	Downtown	15,355	4,600,000	x300
Charlestown		518	180,000	x350
No. Dorchester/Uphams		374	130,000	x350
So. Dorchester/Fields & Codman		3,849	1,350,000	x350
East Boston		2,766	970,000	x350
Fenway/Kenmore/Mass. Ave		8,281	2,480,000	x300
Hyde Park		1,641	575,000	x350
Mattapan		1,079	380,000	x350
Jamaica Plain		668	235,000	x350
Roslindale		1,636	575,000	x350
Roxbury/Mission Hill		906	320,000	x350
South Boston		3,107	1,100,000	x350
South End		2,071	725,000	x350
West Roxbury		2,639	900,000	x350
Boston		58,761	19,020,000	x325

Source: Boston Redevelopment Authority Research Department, based on U.S. Bureau of the Census, County Business Patterns, Retail Employment by Zip Code Area.

Table 21

NEW RETAIL DEVELOPMENT;
DEVELOPMENT PROJECTS, EXISTING, SCHEDULED FOR COMPLETION 1986-1989;
DEVELOPMENT PROPOSALS, 1990-2000
(Square Feet)
(Not Including Rehab or Neighborhood Commercial Development)

1985-1990	
Marketplace Center	64,000
GSA-Federal Building	22,000
Rowes and Foster Wharves	13,000
International Place I	40,000
99 State Street	50,000
One Franklin Place	46,000
Arlington/Hadassah	45,000
Theatre Plaza	7,100
101 Federal Street	10,000
150 Federal Street	15,000
New England Life	100,000
1990-2000	
Athanas-Fan Pier	150,000
Pier 4	13,500
North Station I	125,000
North Station II	90,000
Parcel 18	150,000
Parcels 8,9,10 (Dudley)	50,000
Parcel 31	50,000
Parcel 30	20,000
Parcel 32	5,000
Bedford Crescent	30,000
Prudential	400,000
	(300,000 net new)
C.C.& F/Ft. Pt. Channel	NA
Rose/Ft. Pt. Channel	NA
Keith Block	20,000
Park Plaza	10,000
Turnpike Air Rights I	25,000
Turnpike Air Rights II	25,000
East Boston Piers	20,000
Dudley Mall/Parcel PZC	20,000
Parcel C4 (Theatre District)	20,000
Total	1,123,000

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